



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

20913 Main Street SE
Calgary, Alberta

MLS # A2348737



\$610,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,657 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry		

Inclusions:	N/A
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This is a modern two-storey home with a distinctive contemporary exterior, featuring dark blue siding, brick accents, light grey architectural panels, and wood-toned details. Large windows throughout the home provide plenty of natural light and give the house a bright, modern appearance. The property also includes one legal basement suite, providing additional living space and potential rental income. The home is located in a newer residential development with sidewalks, landscaped areas, and other modern homes nearby. Overall, the house offers a modern design, functional living space, and the added benefit of a legal basement suite, making it a versatile property for both personal use and rental purposes.